

59-4-19

52-244

TRANSFER
TAX
PAID

WARRANTY DEED

24403

GILMAN R. PELLETIER and MARILYN J. PELLETIER, of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to JOHN M. SHEEHAN and DOROTHY SHEEHAN of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at a point in the northerly line of Boutelle Avenue (late Noyes Street) at the southwesterly corner of land now or formerly of J. M. Hannaford; thence along the northerly line of said Avenue in a westerly direction about one hundred forty-five (145) feet to land now or formerly of Betsey W. King; thence northerly along the easterly line of said King's land to a point equally distant from said Avenue and Prospect Street measured on said King's easterly line thence easterly eight-three (83) feet, more or less, on a line equally distant from said Avenue and said Prospect Street to the northwesterly corner of said Hannaford's land; thence southerly along said Hannaford's westerly line to the point of beginning.

Meaning hereby to convey lot numbered twelve (12) according to a plan of the "Noyes Farm", so-called drawn by E. B. Cummings.

Excepting and reserving however, a certain lot or parcel of land conveyed by J. Wallace West to Ruth C. Wort April 1, 1927 and bounded and described as follows, to wit:

Beginning at a point in the northerly line of Boutelle Avenue at the southwest corner of land formerly of J. M. Hannaford; thence westerly along the northerly line of Boutelle Avenue 58 1/7 feet; thence north in a line with the westerly line of said land formerly owned by said Hannaford to a line lying between and equally distant from said Boutelle Avenue and Prospect Street; thence easterly along said line lying between and equally distant from Boutelle Avenue and Prospect Street to the northwest corner of said land formerly owned by said Hannaford; thence southerly along the westerly line of said land owned by said Hannaford to the point of beginning.

Together with a Right-of-Way in common over a strip of land 3 1/2 feet wide lying next West of and adjacent to the west line of the above land afore conveyed and extending from the North line of Boutelle Avenue to said line lying between and equally distant from Boutelle Avenue and Prospect Street. Excepting and reserving a Right-of-Way in common 3 1/2 feet wide next easterly of line of land conveyed.

Being the same premises conveyed to Gilman R. Pelletier and Marilyn J. Pelletier by warranty deed of Robert W. Vitolo and Pearl M. Vitolo, dated March 11, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2779, Page 41.

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WITNESS our hands and seals this 21st day of October, 1986.

David R. Butler

witness

David R. Butler

witness

Gilman R. Pelletier

GILMAN R. PELLETIER

Marilyn J. Pelletier

MARILYN J. PELLETIER

THE STATE OF MAINE

Kennebec, ss.

October 21, 1986.

Then personally appeared the above named GILMAN R. PELLETIER and MARILYN J. PELLETIER and acknowledged the foregoing instrument to be their free act and deed.

Before me,

David R. Butler

Notary Public

David R. Butler, Esq.

DAVID R. BUTLER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 21, 1993



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